

ZB# 02-26

Diane Trapp

25-2-20

Prelim.

Apr. 22, 2002

Public Hearing:

May 13, 2002.

Approved

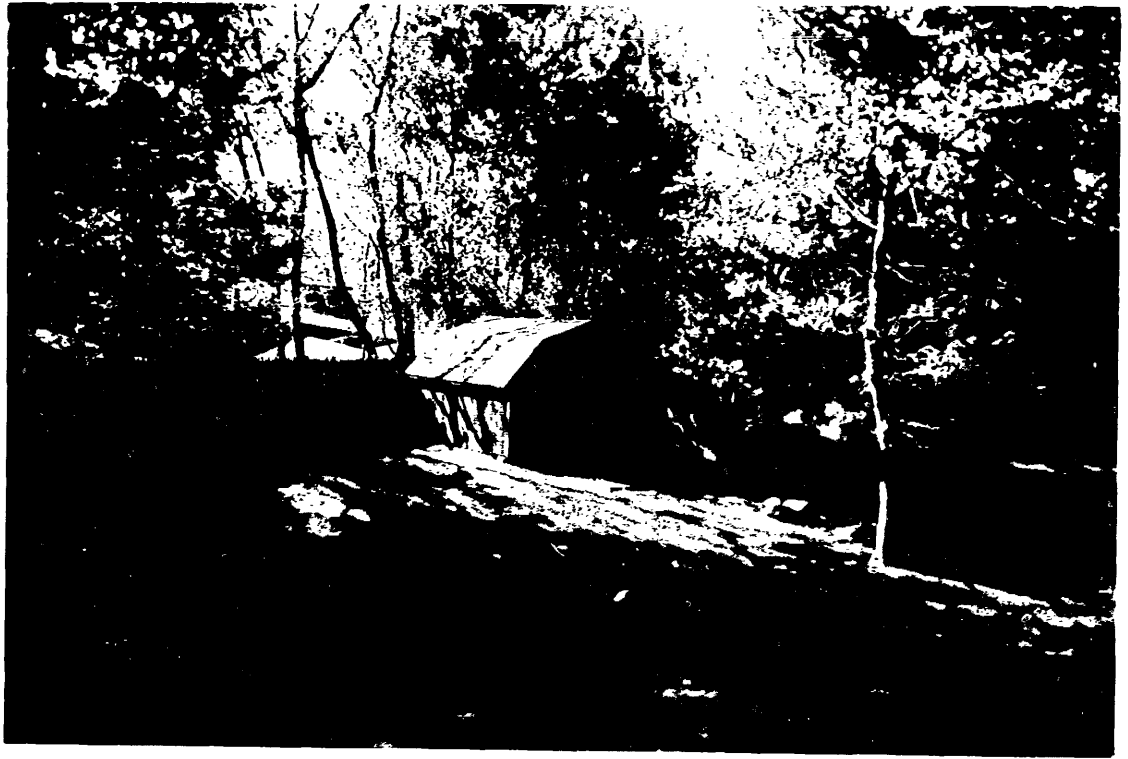
Refund \$203.00

#02-26 Trapp, Diane

Area
25-5-20.

Area

8-1-18.





FRONT OF
SUBJECT PROPERTY



REAR OF
SUBJECT PROPERTY



STREET SCENE

APPLICATION FEE (DUE AT TIME OF FILING OF APPLICATION)

APPLICANT: Tripp, Diane

FILE# 02-26

RESIDENTIAL: \$50.00

COMMERCIAL: \$150.00

INTERPRETATION: \$150.00

AREA X

USE

APPLICATION FOR VARIANCE FEE \$ 50.00

Rec'd. ck #50.00
4/23/01.

ESCROW DEPOSIT FOR CONSULTANT FEES \$ 300.00

Rec'd. ck. 4054.

DISBURSEMENTS:

STENOGRAPHER CHARGES: \$4.50 PER PAGE

PRELIMINARY MEETING-PER PAGE 4/22/02 \$ 13.50
2ND PRELIMINARY- PER PAGE \$
3RD PRELIMINARY- PER PAGE \$
PUBLIC HEARING - PER PAGE 5/13/02 \$ 13.50
PUBLIC HEARING (CONT'D) PER PAGE \$
TOTAL \$ 27.00

ATTORNEY'S FEES: \$35.00 PER MEETING

PRELIM. MEETING: 4/22/02 \$ 35.00
2ND PRELIM. \$
3RD PRELIM. \$
PUBLIC HEARING. 5/13/02 \$ 35.00
PUBLIC HEARING (CONT'D) \$
TOTAL \$ 70.00

MISC. CHARGES:

..... \$
TOTAL \$ 97.00

LESS ESCROW DEPOSIT \$ 300.00
(ADDL. CHARGES DUE) \$
REFUND DUE TO APPLICANT. \$ 203.00

DATE		CLAIMED	ALLOWED
	Refund of Escrow Deposit		
	# 02-26	203.00	
	R. Mayer		

Diane L. Trapp
Glenn G. Trapp
26 845-555-5589
Sicily Drive
Cor, NY 12553

4053
10-2/220

23 Apr 02

Town of New Windsor
Fifty Dollars + 00/100

\$ 50.00

HSBC

Bank USA Union, NY 13502

BA#02-26

Insurance application fee

Diane L. Trapp

⑆022000020⑆180767780⑆ 4053

Diane L. Trapp
Glenn G. Trapp
Ph. 845-565-3333
115 Glendale Drive
New Windsor, NY 12553

4054

10-2/220

22 Apr 02

Pay to the order of New Windsor \$ 300.00
Three Hundred Dollars & 00/100 Dollars

HSBC

HSBC Bank USA, N.A., NY 10002

#02-26

For Escrow for Purchase

Diane L. Trapp

⑆022000020⑆180767780⑆ 4054

**Town of New Windsor
555 Union Avenue
New Windsor, NY 12553
(845) 563-4611**

**RECEIPT
#372-2002**

04/24/2002

ZBA 02-06

**Trapp, Diane
115 Glendale Drive
New Windsor, NY 12553**

**Received \$ 50.00 for Zoning Board Fees on 04/24/2002. Thank you for
stopping by the Town Clerk's office.**

As always, it is our pleasure to serve you.

**Deborah Green
Town Clerk**

-----X
In the Matter of the Application of

DIANE TRAPP

MEMORANDUM
OF DECISION
GRANTING
VARIANCES

#02-26.
-----X

WHEREAS, DIANE TRAPP, 115 Glendale Drive, New Windsor, New York 12553, has made application before the Zoning Board of Appeals for 9.5 ft. rear yard variance for an existing deck and 8 ft. side and rear yard variances for an existing shed, at the above location, in an R-4 zone; and

WHEREAS, a public hearing was held on the 13th day of May, 2002 before the Zoning Board of Appeals at the Town Hall, New Windsor, New York; and

WHEREAS, the Applicant appeared for this Application; and

WHEREAS, there were no spectators appearing at the public hearing; and

WHEREAS, no one spoke in opposition to the Application; and

WHEREAS, a decision was made by the Zoning Board of Appeals on the date of the public hearing granting the application; and

WHEREAS, the Zoning Board of Appeals of the Town of New Windsor sets forth the following findings in this matter here memorialized in furtherance of its previously made decision in this matter:

1. The notice of public hearing was duly sent to residents and businesses as prescribed by law and in The Sentinel, also as required by law.

2. The evidence presented by the Applicant showed that:

(a) The property is a residential property located in a neighborhood of residential properties.

(b) The Applicant seeks a variance for an existing shed and deck. The shed and deck have been constructed and in place for more than ten (10) years.

(c) During the time that the shed and deck have been in place, no complaints have been made either formal or informal.

(d) The deck and shed are both similar to other sheds and decks in the neighborhood.

(e) Neither the shed nor the deck creates any water hazard, diverts the flow of drainage, or creates ponding or collection of water.

(f) The property is irregularly shaped.

(g) The deck is necessary for the safety of occupants of the house since persons exiting the rear of the home would fall a considerable distance without its existence.

(h) Neither the shed nor the deck is built on top of any water or sewer easements.

WHEREAS, The Zoning Board of Appeals of the Town of New Windsor makes the following conclusions of law here memorialized in furtherance of its previously made decision in this matter:

1. The variances will not produce an undesirable change in the character of the neighborhood or create a detriment to nearby properties.

2. There is no other feasible method available to the Applicant that can produce the benefits sought.

3. The variances requested are substantial in relation to the Town regulations, but nevertheless are warranted.

4. The requested variances will not have an adverse effect or impact on the physical or environmental conditions in the neighborhood or zoning district.

5. The difficulty the Applicant faces in conforming to the bulk regulations is self-created but nevertheless should be allowed.

6. The benefit to the Applicant, if the requested variances are granted, outweigh the detriment to the health, safety and welfare of the neighborhood or community.

7. The interests of justice will be served by allowing the granting of the requested area variances.

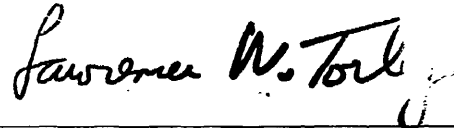
NOW, THEREFORE, BE IT

RESOLVED, that the Zoning Board of Appeals of the Town of New Windsor GRANT a request for a 9.5 ft. rear yard variance for an existing deck and an 8 ft. rear and side yard variance for existing shed, at the above address, in an R-4 zone, as sought by the Applicant in accordance with plans filed with the Building Inspector and presented at the public hearing.

BE IT FURTHER

RESOLVED, that the Secretary of the Zoning Board of Appeals of the Town of New Windsor transmit a copy of this decision to the Town Clerk, Town Planning Board and Applicant.

Dated: August 12, 2002.

A handwritten signature in black ink, appearing to read "Lawrence W. Tork", is written over a horizontal line.

Chairman

Date 5/29/02

TOWN OF NEW WINDSOR

TOWN HALL, 555 UNION AVENUE
NEW WINDSOR, NEW YORK 12553

13.50

TO Frances Roth DR.
168 W. Drury Lane
Newburgh, N.Y. 12550

DATE		CLAIMED	ALLOWED
4/1/02	Zoning Board Mtg	75 00	
	Misc. - 2		
	North Plank Development - 6		
	Colandrea - 3		
	Corbett - 1		
	Denhoff - 5		
	Salomoff - 5		
	House of Apache - 5		
	Preyer - 2		
	Smith - 4		
	Roberts - 3	184 50	
	Trapp - 3		
	Coplan - 2	259 50	

Lawrence W. Forley

TRAPP, DIANE

Ms. Diane Trapp appeared before the board for this proposal.

MR. TORLEY: Request for 9.5 ft. rear yard variance for existing deck at 115 Glendale Drive in R-4 zone.

plus 8 ft. side & rear yard variance for existing shed
MS. TRAPP: It's a shed, also a shed and a deck, I gave you all the paperwork at the preliminary, here are all the pictures. The only thing that changed we had the deck re-stained to match the house last weekend, an improvement.

MR. KANE: The existing deck, how long has it been up?

MS. TRAPP: Over ten years, I believe, I bought the house that way with the deck on it.

MR. KANE: What about the shed?

MS. TRAPP: Same.

MR. KANE: Any complaints formally or informally?

MS. TRAPP: No.

MR. KANE: Deck size, nature of the deck and the shed, they're similar to other ones in your neighborhood?

MS. TRAPP: Yes, one of the pictures you can see the other shed on the other side, same sheds.

MR. KANE: Create any water hazards or runoffs on it?

MS. TRAPP: No.

MS. CORSETTI: For the record, we sent out 81 notices to adjacent property owners on April 25th.

MR. KANE: It would be financially inconvenient to move the shed?

MS. TRAPP: There'd be nowhere else to put it.

MR. TORLEY: Now I'm looking at a variance for a deck and a shed, the deck is 9.5 foot rear yard, so we're saying that the deck variance for the shed would cover the deck.

MR. BABCOCK: No, there's two different denials, there's two, there's one for a deck, one for a shed.

MR. TORLEY: Okay, one is the side yard for the shed which is proposed is two feet and variance request of 8 feet for the shed, the second is the variance request for the deck of 9.5 feet.

MR. BABCOCK: There's also a rear yard for the shed which is two foot from the property line.

MR. TORLEY: Two foot rear and two foot side.

MR. MC DONALD: That's because it's in the corner?

MR. BABCOCK: That's correct, that's the same situation as the fence that we were talking about.

MR. TORLEY: We have a somewhat unusually shaped lot, the deck is similar, not necessarily similar but similar to other kinds of decks?

*

MS. TRAPP: Yes.

MR. TORLEY: Deck wasn't there, it would be a hazard on your house?

MS. TRAPP: It would be a hazard to me.

MR. TORLEY: Deck is not causing any water drainage?

MS. TRAPP: No.

MR. KANE: Covered that.

MR. TORLEY: Neither one's built over any easements?

MS. TRAPP: No.

MR. KANE: Accept a motion?

MR. TORLEY: Yes.

MR. KRIEGER: If you were to move the shed, you would have to remove trees and--

MS. TRAPP: Yes, it's all tree lined down the side and across the back and I would still need a variance cause there'd be nowhere to put it, there'd be no way to put it off the property line, what is it, ten foot?

MR. BABCOCK: That's correct.

MR. KANE: I make a motion that we approve the requested variances for Diane Trapp at 115 Glendale Drive.

MR. REIS: Second it.

ROLL CALL

MR. REIS	AYE
MR. KANE	AYE
MR. RIVERA	AYE
MR. MC DONALD	AYE
MR. TORLEY	AYE

**OFFICE OF THE BUILDING INSPECTOR
TOWN OF NEW WINDSOR
ORANGE COUNTY, NEW YORK**

COPY

NOTICE OF DISAPPROVAL OF BUILDING PERMIT APPLICATION

**APPLICANT IS TO PLEASE CONTACT THE ZONING BOARD SECRETARY AT (845) 563-4630 TO
MAKE AN APPOINTMENT WITH THE ZONING BOARD OF APPEALS.**

DATE: April 15, 2002

APPLICANT: Glenn & Diane Trapp
115 Glendale Dr.
New Windsor, NY 12553

PLEASE TAKE NOTICE THAT YOUR APPLICATION DATE: April 15, 2002

FOR : Existing Shed Permit

LOCATED AT: 115 Glendale Dr.

ZONE: R-4 Sec/ Blk/ Lot: 25-5-20

DESCRIPTION OF EXISTING SITE: Existing one family home

IS DISAPPROVED ON THE FOLLOWING GROUNDS:

1. Existing 12 X 12 shed does not meet minimum 10' side and 10' rear yard set back.


BUILDING INSPECTOR

PERMITTED 10 ft

PROPOSED OR
AVAILABLE:

VARIANCE
REQUEST:

ZONE: R-4 USE: 48-14-A-1-B

MIN LOT AREA:

MIN LOT WIDTH:

REQ'D FRONT YD:

REQ'D SIDE YD:

2 ft

8 ft

REQ'D TOTAL SIDE TD:

REQ'D REAR YD:

2 ft

8 ft

REQ'D FRONTAGE:

MAX BLDG HT:

FLOOR AREA RATIO:

MIN LIVABLE AREA:

DEV COVERAGE:

cc: Z.B.A., APPLICANT, FILE, W/ ATTACHED MAP

**PLEASE ALLOW FIVE TO TEN DAYS TO PROCESS
IMPORTANT
YOU MUST CALL FOR ALL REQUIRED INSPECTIONS OF CONSTRUCTION**

Other inspections will be made in most cases but those listed below must be made or Certificate of Occupancy may be withheld. Do not mistake an unscheduled inspection for one of those listed below. Unless an inspection report is left on the job indicating approval of one of these inspections it has not been approved and it is improper to continue beyond that point in the work. Any disapproved work must be reinspected after correction.

1. When excavating is complete and footing forms are in place (before pouring.)
2. Foundation inspection. Check here for waterproofing and footing drains.
3. Inspect gravel base under concrete floors and under slab plumbing.
4. When framing, rough plumbing, rough electric and before being covered.
5. Insulation.
6. Final inspection for Certificate of Occupancy. Have on hand electrical inspection data and final certified plot plan. Building is to be completed at this time. Well water test required and engineer's certification letter for septic system required.
7. Driveway inspection must meet approval of Town Highway Superintendent. A driveway bond may be required.
8. \$50.00 charge for any site that calls for the inspection twice.
9. Call 24 hours in advance, with permit number, to schedule inspection.
10. There will be no inspections unless yellow permit card is posted.
11. Sewer permits must be obtained along with building permits for new houses.
12. Septic permit must be submitted with engineer's drawing and percolation test.
13. Road opening permits must be obtained from Town Clerk's office.
14. All building permits will need a Certificate of Occupancy or a Certificate of Compliance and there is no fee for this.

FOR OFFICE USE ONLY:

Building Permit #: 202-0311

**AFFIDAVIT OF OWNERSHIP AND/OR CONTRACTOR'S COMP & LIABILITY INSURANCE CERTIFICATE IS
REQUIRED BEFORE THE BUILDING PERMIT APPLICATION WILL BE ACCEPTED AND/OR ISSUED**

PLEASE PRINT CLEARLY - FILL OUT ALL INFORMATION WHICH APPLIES TO YOU

Owner of Premises Glenn & Diane Trapp

Address 115 Glendale Drive Phone # 565-5589

Mailing Address Same Fax # _____

Name of Architect _____

Address _____ Phone _____

Name of Contractor _____

Address _____ Phone _____

State whether applicant is owner, lessee, agent, architect, engineer or builder _____

If applicant is a corporation, signature of duly authorized officer _____

(Name and title of corporate officer)

1. On what street is property located? On the _____ side of _____
(N, S, E or W)
and _____ feet from the intersection of _____

2. Zone or use district in which premises are situated _____ Is property a flood zone? Y _____ N _____

3. Tax Map Description: Section 25 Block 5 Lot 20

4. State existing use and occupancy of premises and intended use and occupancy of proposed construction.

a. Existing use and occupancy _____ b. Intended use and occupancy _____

5. Nature of work (check if applicable) ☐ New Bldg. ☐ Addition ☐ Alteration ☐ Repair ☐ Removal ☐ Demolition ☒ Other Existing

6. Is this a corner lot? NO

12x12
Sheet

7. Dimensions of entire new construction. Front _____ Rear _____ Depth _____ Height _____ No. of stories _____

8. If dwelling, number of dwelling units: _____ Number of dwelling units on each floor _____

Number of bedrooms _____ Baths _____ Toilets _____ Heating Plant: Gas _____ Oil _____
Electric/Hot Air _____ Hot Water _____ If Garage, number of cars _____

9. If business, commercial or mixed occupancy, specify nature and extent of each type of use _____

10. Estimated cost _____ Fee \$50.00

BEARING BASIS

NORTH ORIENTATION IS BASED ON DATA ESTABLISHED FROM DEED OF RECORD.

DEED OF RECORD:

BEING LIBER 2002 PAGE 1820 FILED WITH OFFICE OF THE ORANGE COUNTY CLERK.

TAX LOT DESIGNATION:

SECTION 25, BLOCK 5, LOT 2A AS SHOWN ON THE TOWN OF NEW WINDSOR TAX MAPS.

GENERAL MAP NOTES:

1. THIS SURVEY IS SUBJECT TO ANY RECORDED AND/OR UN-RECORDED COVENANTS, RESTRICTIONS, EASEMENTS, RIGHTS-OF-WAYS, AND AGREEMENTS, IF ANY.
2. UNLESS ILLUSTRATED AND NOTED BY A POINT OF REFERENCE, UNDERGROUND IMPROVEMENTS OR ENCROACHMENTS, IF ANY, ARE NOT SHOWN HEREON.
3. ALL BUILDING AND IMPROVEMENT OFFSETS SHOWN ARE AT RIGHT ANGLES TO PROPERTY LINES.
4. ALL HEDGES AND GROUND COVER ON THE SITE MAY NOT BE SHOWN ON THIS SURVEY.

MAP REFERENCES:

'PARKLAWN SUBDIVISION' FILED IN THE ORANGE COUNTY CLERK'S OFFICE AS MAP NUMBER 2996.

LAND SURVEY PREPARED FOR

GLENN G. and DIANE L. TRAPP

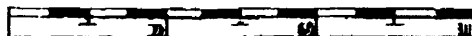
LOCATED IN THE TOWN OF NEW WINDSOR

ORANGE COUNTY

NEW YORK

SCALE: 1" = 30'

JUNE 21, 1996



SCALE IN FEET

REVISIONS:

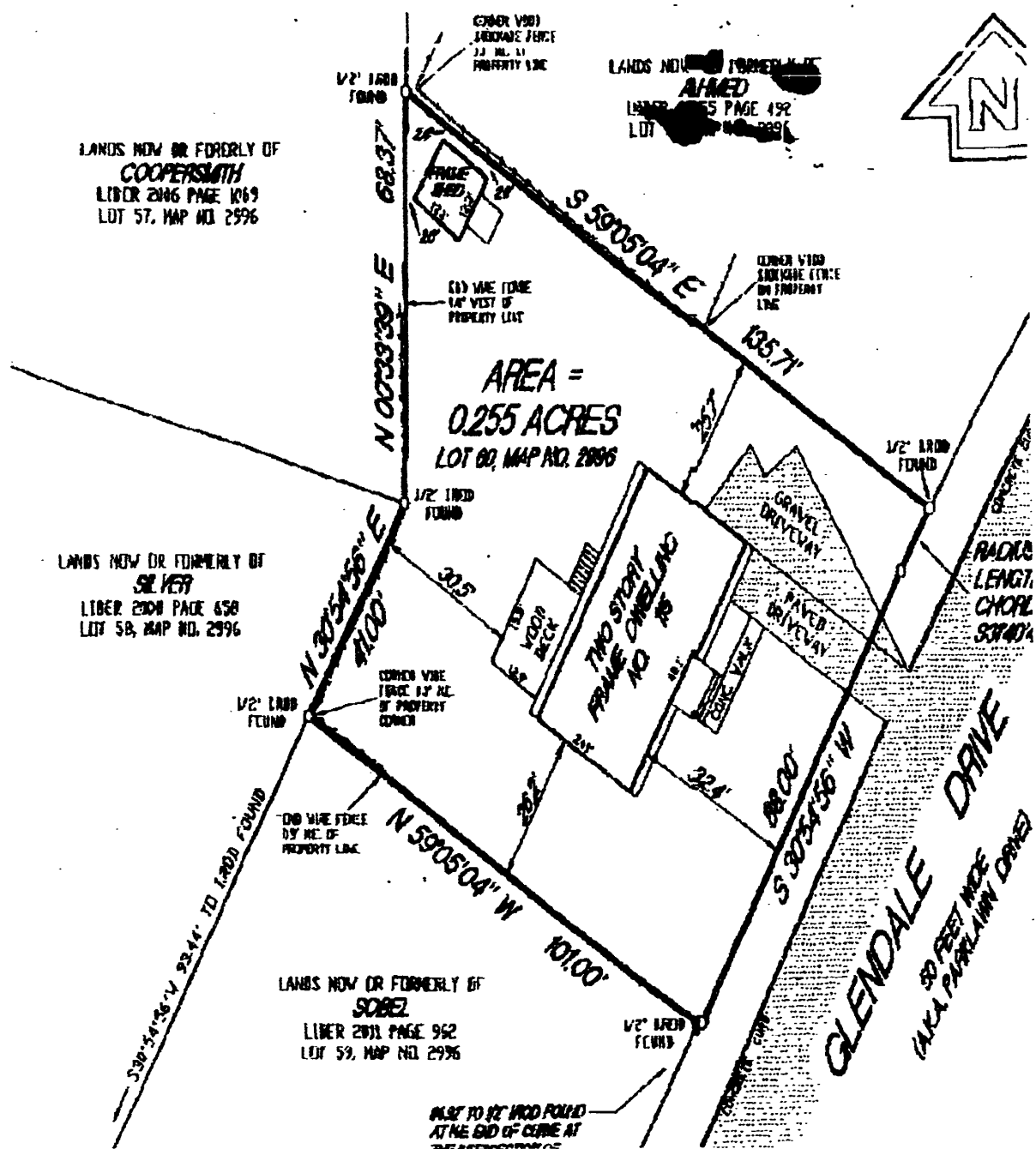
CERTIFICATION:

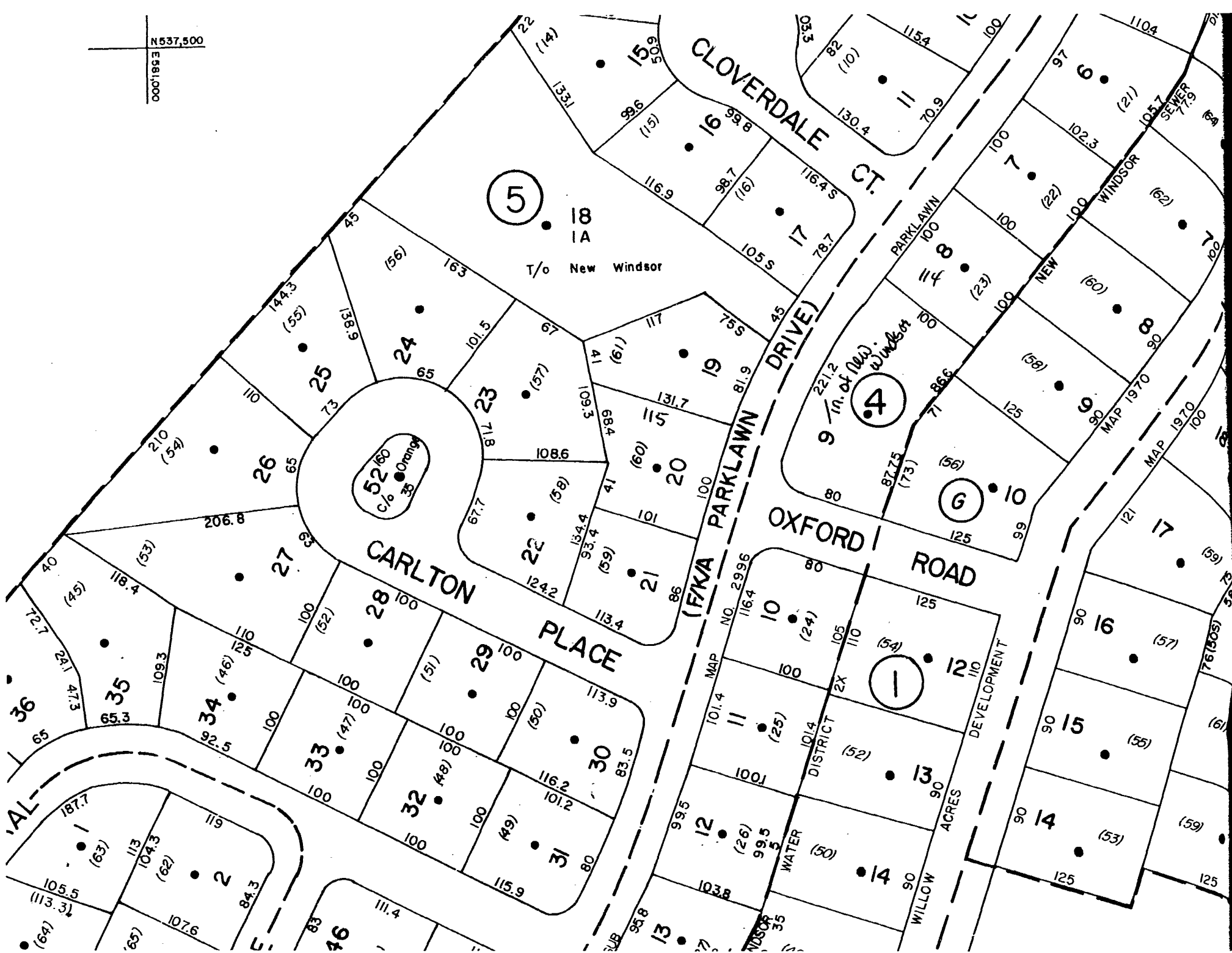
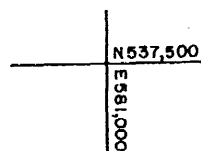
I, ANTHONY A. SPADACE, P.L.S. DO HEREBY CERTIFY IN MY PROFESSIONAL CAPACITY ONLY TO PARTIES LISTED BELOW THAT THIS SURVEY IS THE RESULT OF AN ACTUAL FIELD SURVEY COMPLETED ON JUNE 21, 1996 AND COMPLIES WITH MINIMUM STANDARDS FOR SURVEYS EXCEPTED BY NEW YORK STATE ASSOCIATION OF LAND SURVEYORS.

LANDS NOW OR FORMERLY OF
COOPERSMITH
LIBER 2046 PAGE 1069
LOT 57, MAP NO. 2996

LANDS NOW OR FORMERLY OF
SILVER
LIBER 2008 PAGE 658
LOT 58, MAP NO. 2996

LANDS NOW OR FORMERLY OF
SOBEZ
LIBER 2001 PAGE 962
LOT 59, MAP NO. 2996





Pls. publish immediately. Send bill to Applicants.

PUBLIC NOTICE OF HEARING

ZONING BOARD OF APPEALS

TOWN OF NEW WINDSOR

PLEASE TAKE NOTICE that the Zoning Board of Appeals of the TOWN OF NEW WINDSOR, New York, will hold a Public Hearing pursuant to Section 48-34A of the Zoning Local Law on the following Proposition:

Appeal No. 26.

Request of Glenn & Diane Trapp.

for a VARIANCE of the Zoning Local Law to Permit:

request for existing deck + shed w/ insufficient
side & rear yards;

being a VARIANCE of Section 48-12. Table of Use/Bulk Regs. - Cols. F & G

for property situated as follows:

115 Glendale Drive, New Windsor, N.Y. 12553.

known and designated as tax map Section 25, Blk. 5 Lot 20.

PUBLIC HEARING will take place on the 13th day of May.
2002 at the New Windsor Town Hall, 555 Union Avenue, New Windsor,
New York beginning at 7:30 o'clock P.M.

Lawrence Torley
Chairman

By: Patricia A. Corsetti, Secy.

TRAPP, DIANE

MR. TORLEY: Request for 8 ft. side and rear yard variance for existing shed and 9.5 ft. rear yard variance for existing deck at 115 Glendale Drive in R-4 zone.

Mr. and Mrs. Trapp appeared before the board for this proposal.

MRS. TRAPP: in '96 when we bought the house, we got a letter from the building inspector's office that there were in violations. In '98, we got another letter, there were no violations. Here's the deck that was there when we bought the house, here's the original survey showing the deck and shed and we go to refinance, there's violations. We bought the house with violations on it and we were never notified. In '99, somebody put a violation on the deck and we were never notified, we just re-stained it because it was dirty, but I don't know what--

MR. TORLEY: The deck and shed never had C.O.'s?

MRS. TRAPP: Apparently not, no, no permits, so we were sold with the property.

MR. KANE: Do you know approximately how long the deck and shed have been up?

MRS. TRAPP: My neighbor built it in the early '90's, I think he said before we were there.

MR. KANE: Approximately ten years?

MRS. TRAPP: Yeah, at least.

MR. KANE: Any complaints about the deck and shed whatsoever?

MRS. TRAPP: No.

MR. KANE: Do you know if it's created any water hazards or runoffs in the area?

MRS. TRAPP: No.

MR. KANE: Similar to other decks in your neighborhood?

MRS. TRAPP: Yes and the shed is also the neighbor next door has one just like it, can't be moved, it's kind of like a building, I'd have to hire a contractor to move it.

MR. KANE: Infeasible to move it?

MRS. TRAPP: Yes.

MR. TORLEY: Without the deck it would be unsafe?

MRS. TRAPP: Right, same thing, bi-level.

MR. TORLEY: You asked about the sewer lines?

MR. KANE: Yeah. The shed doesn't go on any easements, sewer lines?

MRS. TRAPP: No.

MR. TORLEY: In regard to the deck, obviously economically unfeasible to modify it? We have to ask you why is the shed where it is.

MRS. TRAPP: Because the owners put it there before me, it would be economically unfeasible to move it, it's a building, I'd have to hire a contractor to come in.

MR. TORLEY: And the shed is not over any easements?

MRS. TRAPP: No.

MR. TORLEY: Not causing any water problems?

MRS. TRAPP: No.

MR. REIS: Accept a motion?

MR. TORLEY: Yes.

MR. REIS: Make a motion that we set up Diane Trapp for

April 22, 2002

15

her requested variance.

MR. KANE: Second it.

ROLL CALL

MR. MCDONALD	AYE
MR. REIS	AYE
MR. KANE	AYE
MR. TORLEY	AYE

MR. KANE: Some banks are more apt to check than other banks.

MRS. TRAPP: Phil Crotty did it all, he was the bank, ours and theirs.

Date 4/24/02

TOWN OF NEW WINDSOR

TOWN HALL, 555 UNION AVENUE
NEW WINDSOR, NEW YORK 12553TO James Roth
100 N. Perry Lane
New Windsor, N.Y. 12550 DR.

DATE			CLAIMED	ALLOWED
4/22/02		Zoning Board Mtg	75.00	
		Misc. 2		
		Westage - 2		
		Rondvan - 3		
		Gashri - 1		
		Smith - 2		
		Dwyer - 3		
		Trapp - 3 13.50		
		M. Hedman - 5		
		Meyer - 4		
		Trapp - 3	136.00	
		28	201.00	

ZONING BOARD OF APPEALS:TOWN OF NEW WINDSOR
COUNTY OF ORANGE:STATE OF NEW YORK

-----X

In the Matter of the Application for Variance of

AFFIDAVIT OF
SERVICE
BY MAIL

Deane & Glenn Tropp.

#02-26.

-----X

STATE OF NEW YORK)

) SS.:

COUNTY OF ORANGE)

Patricia A. Corsetti, being duly sworn, deposes and says:

That I am not a party to the action, am over 18 years of age and reside in New Windsor, Orange County, N. Y.

That on the 25th day of April, 2002, I compared the 81 addressed envelopes containing the Public Hearing Notice pertinent to this case with the certified list provided by the Assessor regarding the above application for a variance and I find that the addresses are identical to the list received. I then caused the envelopes to be deposited in a U.S. Depository within the Town of New Windsor.

Sworn to before me this

____ day of _____, 20____.

Notary Public



Town of New Windsor

555 Union Avenue
New Windsor, New York 12553
Telephone: (914) 563-4631
Fax: (914) 563-4693

Assessors Office

April 17, 2002

811

Diane Trapp
115 Glendale Drive
New Windsor, NY 12553

Re: 25-5-20

Dear Mrs. Trapp:

According to our records, the attached list of property owners are within five hundred (500) feet of the above referenced property.

The charge for this service is \$105.00, minus your deposit of \$25.00.

Please remit the balance of \$80.00 to the Town Clerk's Office.

Sincerely,

Leslie Cook
Sole Assessor

LC/bw
Attachments

CC: Pat Corsetti, ZBA

24-5-4 ✓
Consolidated Rail Corp.
6 Penn Center Plaza
Philadelphia, PA 19103

25-1-6 ✓
Melba & Wilberto Bonet
64 Birchwood Drive
New Windsor, NY 12553

25-1-17 ✓
Charlene Romaine
44 Birchwood Drive
New Windsor, NY 12553

24-5-5 ✓
Janet Anderson
C/o Janet Graham
8 Elm Street
New Windsor, NY 12553

25-1-7 ✓
Randy Davidson
62 Birchwood Drive
New Windsor, NY 12553

25-2-10 ✓
Catherine & Joseph Hughes
65 Hudson Drive
New Windsor, NY 12553

24-5-16 ✓
Maria & Edward Beach
229 Oak Street
New Windsor, NY 12553

25-1-8 ✓
Robert Vanvoorhis
60 Birchwood Drive
New Windsor, NY 12553

25-2-11 ✓
Kathryn & Theodore Annan
63 Hudson Drive
New Windsor, NY 12553

24-5-17 ✓
Charlotte & William Walsh
231 Oak Street
New Windsor, NY 12553

25-1-9 ✓
Mark Grammer
58 Birchwood Drive
New Windsor, NY 12553

25-2-12 ✓
Carol & Robert J. Griffin
61 Hudson Drive
New Windsor, NY 12553

24-5-18 ✓
Francine & Charles McDonough
233 Oak Street
New Windsor, NY 12553

25-1-10 ✓
Dennis & Dulce Kelly
56 Birchwood Drive
New Windsor, NY 12553

25-2-13 ✓
Thomasina Blair
59 Hudson Drive
New Windsor, NY 12553

24-5-19 ✓
Concetta & Isadore Ruggiero
235 Oak Street
New Windsor, NY 12553

25-1-12 ✓
Eleanor & Robert Spreer
54 Birchwood Drive
New Windsor, NY 12553

25-2-14 ✓
Adriana & Peter Rappa
53 Birchwood Drive
New Windsor, NY 12553

24-5-20 ✓
Eva & Melvin Bynum
237 Oak Street
New Windsor, NY 12553

25-1-13 ✓
Joan Souppa
52 Birchwood Drive
New Windsor, NY 12553

25-2-15 ✓
Helen, Virginia & Robert Basile
55 Birchwood Drive
New Windsor, NY 12553

24-5-21 ✓
Ruth & Robert Lavery
239 Spruce Street
New Windsor, NY 12553

25-1-14 ✓
Patricia & Edward Callahan
50 Birchwood Drive
New Windsor, NY 12553

25-2-16 ✓
Robert Hurley
57 Birchwood Drive
New Windsor, NY 12553

24-5-22 ✓
Ann & Dennis Mullin
241 Spruce Street
New Windsor, NY 12553

25-1-15 ✓
Ruth & Frank Iessi
48 Birchwood Drive
New Windsor, NY 12553

25-2-17 ✓
Rose Marie & Melvin Hedlund
59 Birchwood Drive
New Windsor, NY 12553

24-5-23 ✓
Edris & Stefan Lenart
242 Spruce Street
New Windsor, NY 12553

25-1-16 ✓
Clifton Parker
46 Birchwood Drive
New Windsor, NY 12553

25-2-18 ✓
Kathleen & John Workman
61 Birchwood Drive
New Windsor, NY 12553

25-2-19 ✓
Joan & Wayne Smith
63 Birchwood Drive
New Windsor, NY 12553

25-4-5 ✓
Filja & Damon Ruta
108 Glendale Drive
New Windsor, NY 12553

25-4-6 ✓
Jeanne & David Walborn
110 Glendale Drive
New Windsor, NY 12553

25-4-7 ✓
Jeffrey Gloede & William Cressler
112 Glendale Drive
New Windsor, NY 12553

25-4-8 ✓
Phyllis & David Chapman
114 Glendale Drive
New Windsor, NY 12553

25-4-9 ; 25-5-18 ✓
Town of New Windsor
555 Union Ave
New Windsor, NY 12553

25-4-10 ✓
Rose & Levio Young
116 Glendale Drive
New Windsor, NY 12553

25-4-11 ✓
Diann & Frank Puccio
118 Glendale Drive
New Windsor, NY 12553

25-4-12 ✓
Estelle & Howard Brown
120 Glendale Drive
New Windsor, NY 12553

25-4-13 ✓
Katharine & Stephen Costello
122 Glendale Drive
New Windsor, NY 12553

25-4-14 ✓
Arlene & Joseph Mathews
124 Glendale Drive
New Windsor, NY 12553

25-5-7 ✓
Mary Ann & Robert Clayton
205 Cambridge Court
New Windsor, NY 12553

25-5-8 ✓
Leona & Joseph Pisani
203 Cambridge Court
New Windsor, NY 12553

25-5-9 ✓
Ciria & Pedro Perez
201 Cambridge Court
New Windsor, NY 12553

25-5-10 ✓
Alenka & Valentine Pfeifer
P.O. Box 4073
New Windsor, NY 12553

25-5-11 ✓
Jill & Howard Brown Sr.
302 Cloverdale Court
New Windsor, NY 12553

25-5-12 ✓
Pamela & Scott Slepoy
304 Cloverdale Court
New Windsor, NY 12553

25-5-13 ✓
Christine L. & Michael J. Marcello
306 Cloverdale Court
New Windsor, NY 12553

25-5-14 ✓
Carol & Louis Smith
P.O. Box 621
Cornwall, NY 12518

25-5-15 ✓
Carole & Robert Nolan
305 Cloverdale Court
New Windsor, NY 12553

25-5-16 ✓
Maureen McCallum & John McKinney
303 Cloverdale Court
New Windsor, NY 12553

25-5-17 ✓
Grace & Richard Melville
301 Cloverdale Court
New Windsor, NY 12553

25-5-19 ✓
Meher & Mahmood Ahmed
113 Glendale Drive
New Windsor, NY 12553

25-5-21 ✓
Community Church of The Nazarene
of New Windsor
59 Blooming Grove Tpke
New Windsor, NY 12553

25-5-22 ✓
Ronnie & Robert Silver
404 Carlton Circle
New Windsor, NY 12553

25-5-23 ✓
Karen & Gary Coopersmith
406 Carlton Circle
New Windsor, NY 12553

25-5-24 ✓
Christine Naclerio
408 Carlton Circle
New Windsor, NY 12553

25-5-25 ✓
William Kreeger
410 Carlton Circle
New Windsor, NY 12553

25-5-26 ✓
Mary & Joseph Hussey
411 Carlton Circle
New Windsor, NY 12553

25-5-27 ✓
Patricia & Ernest Wagner
409 Carlton Circle
New Windsor, NY 12553

25-5-28 ✓
Eleanor & John Lech
407 Carlton Circle
New Windsor, NY 12553

25-5-29 ✓
Sandra & Richard Sollas
405 Carlton Circle
New Windsor, NY 12553

25-5-30 ✓
Manuel Chambers
403 Carlton Circle
New Windsor, NY 12553

25-5-31 ✓
Carol & Anthony Elias
502 Balmoral Circle
New Windsor, NY 12553

25-5-32 ✓
Ranee & John O'Connor
504 Balmoral Circle
New Windsor, NY 12553

25-5-33 ✓
Sergio Valentin
506 Balmoral Circle
New Windsor, NY 12553

25-5-34 ✓
Ann Marie Connolly
508 Balmoral Circle
New Windsor, NY 12553

25-5-35 ✓
Marcie & Val Gray
510 Balmoral Circle
New Windsor, NY 12553

25-5-36 ✓
George Richardson
512 Balmoral Circle
New Windsor, NY 12553

25-5-45 ✓
Angela & Byron Thomas
530 Balmoral Circle
New Windsor, NY 12553

25-5-46 ✓
Elizabeth Shewring & Louis Haines
532 Balmoral Circle
New Windsor, NY 12553

25-5-47 ✓
JoEllen & Arnold Sabino
501 Balmoral Circle
New Windsor, NY 12553

25-5-48 ✓
Carmen & Jose Aldebot
125 Glendale Drive
New Windsor, NY 12553

25-5-52 ✓
County of Orange
255-275 Main Street
Goshen, NY 10924

25-6-1 ✓
Patricia & Dennis Soricelli
511 Balmoral Circle
New Windsor, NY 12553

25-6-2 ✓
Ellen & Robert P. Doerr
507 Balmoral Circle
New Windsor, NY 12553

25-6-3 ✓
Linda & Frank Soricelli
525 Balmoral Circle
New Windsor, NY 12553

40-1-1 ✓
Robert T. McKnight Jr.
51 Birchwood Drive
New Windsor, NY 12553

40-1-2 ✓
Suzannah Jones & Jeffrey Coelho
57 Hudson Drive
New Windsor, NY 12553

40-1-22 ✓
Sharon & Gus Palentino
47 Birchwood Drive
New Windsor, NY 12553

40-1-23 *
Kathleen & John McParland
49 Birchwood Drive
New Windsor, NY 12553

TOWN OF NEW WINDSOR
ZONING BOARD OF APPEALS

APPLICATION FOR VARIANCE

02-26.

Date: 23 APR 02

I. ✓ Applicant Information:

- (a) DIANE & GLENN TRAPP (RHS) 565-5589
(Name, address and phone of Applicant) (Owner)
- (b) _____
(Name, address and phone of purchaser or lessee)
- (c) _____
(Name, address and phone of attorney)
- (d) _____
(Name, address and phone of contractor/engineer/architect)

II. Application type:

- ☐ Use Variance ☐ Sign Variance
- ☒ Area Variance ☐ Interpretation

III. ✓ Property Information:

- (a) R-4 115 Glendale Drive, New Windsor 25-5-20 100x115
(Zone) (Address) (S B L) (Lot size)
- (b) What other zones lie within 500 ft.? none.
- (c) Is a pending sale or lease subject to ZBA approval of this application? YES, Refinance
- (d) When was property purchased by present owner? 1996
- (e) Has property been subdivided previously? NO
- (f) Has property been subject of variance previously? NO.
If so, when? _____
- (g) Has an Order to Remedy Violation been issued against the property by the Building/Zoning Inspector? _____
- (h) Is there any outside storage at the property now or is any proposed? Describe in detail: Outside storage shed was already in place when we purchased property.

IV. Use Variance. N/P

- (a) Use Variance requested from New Windsor Zoning Local Law, Section _____, Table of _____ Regs., Col. _____, to allow:
(Describe proposal) _____
- _____
- _____
- _____

(b) The legal standard for a "use" variance is unnecessary hardship. Describe why you feel unnecessary hardship will result unless the use variance is granted. Also set forth any efforts you have made to alleviate the hardship other than this application.

(c) Applicant must fill out and file a Short Environmental Assessment Form (SEQR) with this application.

(d) The property in question is located in or within 500 ft. of a County Agricultural District: Yes _____ No _____.

If the answer is Yes, an agricultural data statement must be submitted along with the application as well as the names of all property owners within the Agricultural District referred to. You may request this list from the Assessor's Office.

✓ V. Area variance:

(a) Area variance requested from New Windsor Zoning Local Law, Section 48-12, Table of Use/Bulk Regs., Col. F & G.

<u>Requirements</u>	<u>Proposed or Available</u>	<u>Variance Request</u>
Min. Lot Area _____	_____	_____
Min. Lot Width _____	_____	_____
Reqd. Front Yd. _____	_____	_____
Reqd. Side Yd. <u>10 FT</u>	<u>2 ft.</u>	<u>8 FT (shed)</u>
Reqd. Rear Yd. <u>10 ft.</u>	<u>2 ft.</u>	<u>8 ft. (Shed)</u>
Reqd. Rear Yd. <u>40 FT</u>	<u>30.5 ft.</u>	<u>9.5 FT (Deck)</u>
Reqd. Street Frontage* _____	_____	_____
Max. Bldg. Hgt. _____	_____	_____
Min. Floor Area* _____	_____	_____
Dev. Coverage* _____ %	_____ %	_____ %
Floor Area Ratio** _____	_____	_____
Parking Area _____	_____	_____

* Residential Districts only

** No-residential districts only

✓ (b) In making its determination, the ZBA shall take into consideration, among other aspects, the benefit to the applicant if the variance is granted as weighed against the detriment to the health, safety and welfare of the neighborhood or community by such grant. Also, whether an undesirable change will be produced in the character of the neighborhood or a detriment to nearby properties will be created by the granting of the area variance; (2) whether the benefit sought by the applicant can be achieved by some other method feasible for the applicant to pursue other than an area variance; (3)

whether the requested area variance is substantial; (4) whether the proposed variance will have an adverse effect or impact on the physical or environmental conditions in the neighborhood or district; and (5) whether the alleged difficulty was self-created. Describe why you believe the ZBA should grant your application for an area variance:

*Property was sold to us with existing violations.
not that effective to move shed and rebuild deck.
No adverse effect on neighborhood.
Violations were not self created.*

(You may attach additional paperwork if more space is needed)

VI. Sign Variance: *N/A*

(a) Variance requested from New Windsor Zoning Local Law, Section _____, Regs.

	Requirements	Proposed or Available	Variance Request
Sign 1	_____	_____	_____
Sign	_____	_____	_____
Sign 3	_____	_____	_____
Sign	_____	_____	_____

(b) Describe in detail the sign(s) for which you seek a variance, and set forth your reasons for requiring extra or over size signs.

(c) What is total area in square feet of all signs on premises including signs on windows, face of building, and free-standing signs?

VII. Interpretation: *N/A*

(a) Interpretation requested of New Windsor Zoning Local Law, Section _____, Table of _____ Regs., Col. _____.

(b) Describe in detail the proposal before the Board:

✓ VIII. Additional comments:

(a) Describe any conditions or safeguards you offer to ensure that the quality of the zone and neighboring zones is maintained or

ORANGE COUNTY CLERK'S OFFICE RECORDING PAGE
THIS PAGE IS PART OF THE INSTRUMENT - DO NOT REMOVE



TYPE NAME(S) OF PARTY(S) TO DOCUMENT: BLACK INK

EDWARD L. REDDER
LYNN R. REDDER

TO

GLENN G. TRAPP
DIANE L. TRAPP

SECTION 25 BLOCK 5 LOT 20

RECORD AND RETURN TO:

(Name and Address)

Philip A. Crotty, Jr., Esq.
Duggan, Crotty & Dunn, P.C.
343 Temple Hill Road
New Windsor, New York
12553

THERE IS NO FEE FOR THE RECORDING OF THIS PAGE

ATTACH THIS SHEET TO THE FIRST PAGE OF EACH

RECORDED INSTRUMENT ONLY

DO NOT WRITE BELOW THIS LINE

INSTRUMENT TYPE: DEED ☒ MORTGAGE ☐ SATISFACTION ☐ ASSIGNMENT ☐ OTHER ☐

PROPERTY LOCATION

2089 BLOOMING GROVE (TN)	4289 MONTGOMERY (TN)
2001 WASHINGTONVILLE (VLG)	4201 MAYBROOK (VLG)
2289 CHESTER (TN)	4203 MONTGOMERY (VLG)
2201 CHESTER (VLG)	4205 WALDEN (VLG)
2489 CORNWALL (TN)	4489 MOUNT HOPE (TN)
2401 CORNWALL (VLG)	4401 OTISVILLE (VLG)
2600 CRAWFORD (TN)	4600 NEWBURGH (TN)
2800 DEERPARK (TN)	<input checked="" type="checkbox"/> 4800 NEW WINDSOR (TN)
3089 GOSHEN (TN)	5089 TUXEDO (TN)
3001 GOSHEN (VLG)	5001 TUXEDO PARK (VLG)
3003 FLORIDA (VLG)	5200 WALLKILL (TN)
3005 CHESTER (VLG)	5489 WARWICK (TN)
3200 GREENVILLE (TN)	5401 FLORIDA (VLG)
3489 HAMPTONBURGH (TN)	5403 GREENWOOD LAKE (VLG)
3401 MAYBROOK (VLG)	5405 WARWICK (VLG)
3689 HIGHLANDS (TN)	5600 WAWAYANDA (TN)
3601 HIGHLAND FALLS (VLG)	5889 WOODBURY (TN)
3889 MINISINK (TN)	5801 HARRIMAN (VLG)
3801 UNIONVILLE (VLG)	
4089 MONROE (TN)	
4001 MONROE (VLG)	
4003 HARRIMAN (VLG)	
4005 KIRYAS JOEL (VLG)	

CITIES

9900 MIDDLETOWN
1100 NEWBURGH
1300 PORT JERVIS

NO. PAGES 2 CROSS REF ☐
CERT. COPY ☐ AFFT. FILED ☐

PAYMENT TYPE: CHECK ☒
CASH ☐
CHARGE ☐
NO FEE ☐

CONSIDERATION \$ 125000⁰⁰
TAX EXEMPT ☐

MORTGAGE AMT \$ ☐
DATE ☐

MORTGAGE TYPE:

☐ (A) COMMERCIAL
☐ (B) 1 OR 2 FAMILY
☐ (C) UNDER \$10,000.
☐ (E) EXEMPT
☐ (F) 3 TO 6 UNITS
☐ (I) NAT.PERSON/CR.UNION
☐ (J) NAT.PER-CR.UN/ OR 2
☐ (K) CONDO

9999 HOLD

RECEIVED FROM:

Hardenburgh

JOAN A. MACCHI
Orange County Clerk

LIBER 4411 PAGE 138

ORANGE COUNTY CLERKS OFFICE 32130 MRL
RECORDED/FILED 07/06/96 02:21:28 PM

FEES 44.00 EDUCATION FUND 5.00
SERIAL NUMBER: 008285
DEED CNTL NO 56637 RE TAX 500.00

BARGAIN AND SALE DEED

THIS INDENTURE, made July 8 , 1996 between EDWARD L. REDDER and LYNN R. REDDER, husband and wife, having an address at 115 Glendale Drive, New Windsor, New York 12553 ("Grantor"), and
** GLENN G. TRAPP and DIANE L. TRAPP having an address at 20 Beaver Brook Road, New Windsor, New York 12553, ("Grantee").
**husband and wife

WITNESSETH, that Grantor, in consideration of Ten Dollars and other valuable consideration, the receipt and sufficiency of which is hereby acknowledged, does hereby grant and release unto Grantee and his heirs, executors, administrators, successors and assigns forever, the parcel of law described as follows:

ALL that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the Town of New Windsor, County of Orange, and State of New York, being lot 60 on a certain map entitled "Parklawn Subdivision" made by Eustance and Horowitz, P.C. and filed with the Orange County Clerk's Office as map no. 2996, more particularly bounded and described as follows:

BEGINNING at a 1/2 inch rod found in the northwesterly side of Glendale Drive (A.K.A. Parklawn Drive) being distant 86.02 feet from a 1/2 inch rod found at the northeasterly end of a curve connecting the northwest side of Glendale Drive with the northeasterly side of Carlton Circle, said point also being the division line of lots 59 and 60 as shown on the above mentioned filed map;

THENCE North 59 degrees 05 minutes 04 seconds West a distance of 101.00 feet along the lands now or formerly of SOBEL (liber 2011 page 962, lot 59 map no. 2996) to a 1/2 inch iron rod found;

THENCE North 30 degrees 54 minutes 56 seconds East a distance of 41.00 feet along the lands now or formerly of SILVER (liber 2008 page 658, lot 58 map no. 2996) to a 1/2 inch iron rod found;

THENCE North 00 degrees 33 minutes 39 seconds East a distance of 68.37 feet along the lands now or formerly of COOPERSMITH (liber 2006 page 1069, lot 57 map 2996) to a 1/2 inch iron rod found;

THENCE South 59 degrees 05 minutes 04 seconds East a distance of 135.71 feet along the lands now or formerly of AHMED (liber 2255 page 492, lot 61 map no. 2996) to a 1/2 inch iron rod found;

THENCE along a curve to the left having a radius of 450.00 feet, a length of 12.00 feet and a chord of South 31 degrees 40 minutes 46 seconds West a distance of 12.00 feet to a point, and South 30 degrees 54 minutes 56 seconds West a distance of 88.00 feet along the northwesterly side of GLENDALE DRIVE (50 feet wide) to the poinr or place of BEGINNING.

TOGETHER with and subject to covenants, easements and restrictions of record.

CONTAINING 0.255 acres of land more or less.

BEING the same premises conveyed from Parkdale Estates, Inc. to Edward L. Redder and Lynn R. Redder in a deed dated March 13, 1975, and recorded in the Orange County Clerk's Office on March 18, 1975, in Liber 2002 at Page 1020.

SAID PREMISES are not located within an agricultural district and are wholly owned by the grantor.

TOGETHER with all right, title and interest, if any, of Grantor in and to any streets and roads abutting said premises to the center lines thereof,

TOGETHER with the appurtenances and all the estate and rights of Grantor in and to said premises,

TO HAVE AND TO HOLD the premises herein granted unto Grantee and his heirs, executors, administrators, successors and assigns forever.

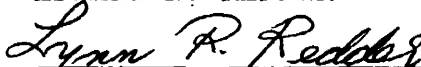
Grantor covenants that Grantor has not done or suffered anything whereby said premises have been encumbered in any way whatever, except as set forth herein.

Grantor, in compliance with Section 13 of the Lien Law, covenants that he will receive the consideration for this conveyance and will hold the right to receive such consideration as a trust fund to be applied first for the purpose of paying the cost of the improvement before using any part of the total of the same for any other purpose.

IN WITNESS WHEREOF, Grantor has duly executed this deed on the date first above written.



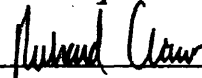
EDWARD L. REDDER



LYNN R. REDDER

STATE OF NEW YORK)
COUNTY OF ORANGE) ss:.

On July 7, 1996 before me personally came EDWARD L. REDDER and LYNN R. REDDER to me known to be the individuals described in and who executed the foregoing instrument, and acknowledged that said instrument was executed by said individuals.



RICHARD CLARINO
Notary Public, State of New York
Qualified in Orange County
Commission Expires Dec. 31, 1996

116LR 4411PG 140



Fidelity National Title Insurance Company
of New York
A Stock Company

Owner's Policy of Title Insurance

RD-33-25833

POLICY NUMBER **5312-171995**

OWNER'S POLICY OF TITLE INSURANCE

SUBJECT TO THE EXCLUSIONS FROM COVERAGE, THE EXCEPTIONS FROM COVERAGE CONTAINED IN SCHEDULE B AND THE CONDITIONS AND STIPULATIONS, FIDELITY NATIONAL TITLE INSURANCE COMPANY OF NEW YORK, a New York corporation, herein called the Company, insures, as of Date of Policy shown in Schedule A, against loss or damage, not exceeding the Amount of Insurance stated in Schedule A, sustained or incurred by the insured by reason of:


- 1. Title to the estate or interest described in Schedule A being vested other than as stated herein;*
- 2. Any defect in or lien or encumbrance on the title;*
- 3. Unmarketability of the title;*
- 4. Lack of a right of access to and from the land.*

The Company will also pay the costs, attorneys' fees and expenses incurred in defense of the title or the lien of the insured mortgage, as insured, but only to the extent provided in the Conditions and Stipulations.

IN WITNESS WHEREOF, FIDELITY NATIONAL TITLE INSURANCE COMPANY OF NEW YORK, has caused this policy to be signed and sealed by its duly authorized officers as of Date of Policy shown in Schedule A.

FIDELITY NATIONAL TITLE INSURANCE COMPANY
OF NEW YORK

Countersigned


Authorized Signature
(PLEASE PRINT NAME)
JAMES V. RINALDI

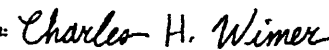


By:



President

Attest:



Secretary

HARDENBURGH ABSTRACT CO.

Orange County, Inc.

FOR

12 Scotchtown Ave. P.O. Box 638

Goshen, New York 10924

(914) 294-6909 294-5085 343-6678

ALTA OWNER'S POLICY - 1992 (Revised 10-17-92)



Fidelity National Title
INSURANCE COMPANY

File NO. RD-33-25833
POLICY NO. 5312-171995

~~XXXXXXXX~~
~~Premium \$~~

SCHEDULE A

Date of Policy 7/9/96

Amount of Insurance \$ 125,000.00

1. Name of Insured:

Glenn G. Trapp and Diane L. Trapp

2. The estate or interest in the land which is covered by this policy is:

fee simple

3. Title to the estate or interest in the land is vested in:

Glenn G. Trapp and Diane L. Trapp, who acquired title by Deed made by Edward L. Redder and Lynn R. Redder dated 7/8/96 and recorded 7/9/96 in the Orange County Clerk's Office in Liber 4411 at Page 138.

4. The land referred to in this policy is described as follows:

See Schedule "A" Attached.

Countersigned

BY


AUTHORIZED SIGNATORY

JAMES V. RINALDI

PRINT NAME HERE

SCHEDULE "A"

ALL that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the Town of New Windsor, County of Orange and State of New York, being lot 60 on a certain map entitled "Parklawn Subdivision" made by Eustance and Horowitz, P. C. and filed with the Orange County Clerk's Office as map no. 2996, more particularly bounded and described as follows:

BEGINNING at a 1/2" iron rod found in the northwesterly side of Glendale Drive (A.K.A. Parklawn drive) being distant 86.02 feet from a 1/2" iron rod found at the northeasterly end of a curve connecting the northwest side of Glendale Drive with the northeasterly side of Carlton Circle, said point also being the division line of lots 59 and 60 as shown on the above mentioned filed map;

THENCE North 59 degrees 05 minutes 04 seconds West a distance of 101.00 feet along the lands now or formerly of SOBEL (liber 2011 page 962, lot 59 map no. 2996) to a 1/2" iron rod found;

THENCE North 30 degrees 54 minutes 56 seconds East a distance of 41.00 feet along the lands now or formerly of SILVER (liber 2008 page 658, lot 58 map no. 2996) to a 1/2" iron rod found;

THENCE North 00 degrees 33 minutes 39 seconds East a distance of 68.37 feet along the lands now or formerly of COOPERSMITH (liber 2006 page 1069, lot 57 map 2996) to a 1/2" iron rod found;

THENCE South 59 degrees 05 minutes 04 seconds East a distance of 135.71 feet along the lands now or formerly of AHMED (liber 2255 page 492, lot 61 map no. 2996) to a 1/2" iron rod found;

THENCE along a curve to the left having a radius of 450.00 feet, a length of 12.00 feet and a chord of South 31 degrees 40 minutes 46 seconds West a distance of 12.00 feet to a point, and South 30 degrees 54 minutes 56 seconds West a distance of 88.00 feet along the northwesterly side of GLENDALE DRIVE (50 feet wide) to the point or place of BEGINNING.

TOGETHER with and subject to covenants, easements and restrictions of record.

CONTAINING - 0.255 acres of land more or less.

**Fidelity National Title Insurance Company**

POLICY NO. 5312-171995

RD-33-25833

SCHEDULE B**EXCEPTIONS FROM COVERAGE**

This policy does not insure against loss or damage (and the Company will not pay costs, attorneys' fees or expenses) which arise by reason of:

1. Mortgage made by Glenn G. Trapp and Diane L. Trapp to Marine Midland Mortgage Corporation, securing \$70,000.00, dated 7/8/96 and recorded 7/9/96 in the Orange County Clerk's Office in Liber 5820 at Page 156.
2. Grant in Liber 1914 Cp. 683.
3. Survey made by Anthony A. Sorace P.L.S. dated 6/21/96 shows premises with location of 2 story frame house with wood deck in rear, paved and gravel drive, frame shed in rear. All within bounds.
4. Rights, if any, in favor of any electric light or telephone company to maintain guy wires extending from said premises to poles located on the roads on which said premises abut, but policy will insure, however, that there are no such agreements of record in connection therewith except as may be shown herein.
5. Underground encroachments and easements, if any, including pipes and drains, and such rights as may exist for entry upon said premises to maintain and repair the same, which do not appear of record.
6. The exact acreage of the premises herein will not be insured.
7. Riparian rights, if any, in favor of the premises herein are not insured.
8. Rights of others to drain through creeks or streams, if any, which cross premises and the natural flow thereof will be excepted.
9. No personal inspection of the premises has been made. Policy will except "Any state of facts which a personal inspection of the premises herein described would disclose."



Fidelity National Title Insurance Company

OF NEW YORK

RD-33-25833

STANDARD NEW YORK ENDORSEMENT (OWNER'S POLICY)

Attached to and forming a part of Policy No. 5312-171995
of FIDELITY NATIONAL TITLE INSURANCE COMPANY OF NEW YORK

1. The following is added to the insuring provisions on the face page of this policy:

"5. Any statutory lien for services, labor or materials furnished prior to the date hereof, and which has now gained or which may hereafter gain priority over the estate or interest of the insured as shown in Schedule A of this policy."

2. The following is added to Paragraph 7 of the Conditions and Stipulations of this policy:

"(d) If the recording date of the instruments creating the insured interest is later than the policy date, such policy shall also cover intervening liens or incumbrances, except real estate taxes, assessments, water charges and sewer rents."

Nothing herein contained shall be construed as extending or changing the effective date of the policy unless otherwise expressly stated.

This endorsement is made a part of the policy and is subject to the Exclusions from Coverage, Schedules, Conditions and Stipulations therein, except as modified by the provisions hereof.

FIDELITY NATIONAL TITLE INSURANCE COMPANY
OF NEW YORK



By: *[Signature]*
President

Attest: *Charles H. Wimer*
Secretary

OFFICE OF THE BUILDING INSPECTOR
TOWN OF NEW WINDSOR
ORANGE COUNTY, NEW YORK

NOTICE OF DISAPPROVAL OF BUILDING PERMIT APPLICATION

**APPLICANT IS TO PLEASE CONTACT THE ZONING BOARD SECRETARY AT (845) 563-4630 TO
MAKE AN APPOINTMENT WITH THE ZONING BOARD OF APPEALS.**

DATE: April 15, 2002

APPLICANT: Glenn & Diane Trapp
115 Glendale Dr.
New Windsor, NY 12553

COPY

PLEASE TAKE NOTICE THAT YOUR APPLICATION DATE: April 11, 2002

FOR : Existing 12 X 20 deck

LOCATED AT: 115 Glendale Dr.

ZONE: R-4 Sec/ Blk/ Lot: 25-5-20

DESCRIPTION OF EXISTING SITE: Existing one family house

IS DISAPPROVED ON THE FOLLOWING GROUNDS:

1. Existing attached deck does not meet minimum 40ft rear yard set back.


BUILDING INSPECTOR

PERMITTED 40ft

PROPOSED OR
AVAILABLE:

VARIANCE
REQUEST:

ZONE: R-4 USE: G-8

MIN LOT AREA:

MIN LOT WIDTH:

REQ'D FRONT YD:

REQ'D SIDE YD:

REQ'D TOTAL SIDE TD:

REQ'D REAR YD:

30.5 ft

9.5 ft

REQ'D FRONTAGE:

MAX BLDG HT:

FLOOR AREA RATIO:

MIN LIVABLE AREA:

DEV COVERAGE:

cc: Z.B.A., APPLICANT, FILE, W/ ATTACHED MAP

PLEASE ALLOW FIVE TO TEN DAYS TO PROCESS
IMPORTANT
YOU MUST CALL FOR ALL REQUIRED INSPECTIONS OF CONSTRUCTION

Other inspections will be made in most cases but those listed below must be made or Certificate of Occupancy may be withheld. Do not mistake an unscheduled inspection for one of those listed below. Unless an inspection report is left on the job indicating approval of one of these inspections it has not been approved and it is improper to continue beyond that point in the work. Any disapproved work must be reinspected after correction.

1. When excavating is complete and footing forms are in place (before pouring.)
2. Foundation inspection. Check here for waterproofing and footing drains.
3. Inspect gravel base under concrete floors and under slab plumbing.
4. When framing, rough plumbing, rough electric and before being covered.
5. Insulation.
6. Final inspection for Certificate of Occupancy. Have on hand electrical inspection data and final certified plot plan. Building is to be completed at this time. Well water test required and engineer's certification letter for septic system required.
7. Driveway inspection must meet approval of Town Highway Superintendent. A driveway bond may be required.
8. \$50.00 charge for any site that calls for the inspection twice.
9. Call 24 hours in advance, with permit number, to schedule inspection.
10. There will be no inspections unless yellow permit card is posted.
11. Sewer permits must be obtained along with building permits for new houses.
12. Septic permit must be submitted with engineer's drawing and perc test.
13. Road opening permits must be obtained from Town Clerk's office.
14. All building permits will need a Certificate of Occupancy or a Certificate of Compliance and here is no fee for this.

FOR OFFICE USE ONLY:
Building Permit #: _____

**AFFIDAVIT OF OWNERSHIP AND/OR CONTRACTOR'S COMP & LIABILITY INSURANCE CERTIFICATE IS
REQUIRED BEFORE THE BUILDING PERMIT APPLICATION WILL BE ACCEPTED AND/OR ISSUED**

PLEASE PRINT CLEARLY - FILL OUT ALL INFORMATION WHICH APPLIES TO YOU

Owner of Premises

Diane Trapp

Address

115 Glendale Drive N.W. 12553

Phone #

565-5589

Mailing Address

Same

Fax #

WK-938-7313

Name of Architect

Address

Phone

Name of Contractor

Address _____ Phone _____

State whether applicant is owner, lessee, agent, architect, engineer or builder _____

If applicant is a corporation, signature of duly authorized officer. _____

(Name and title of corporate officer)

1. On what street is property located? On the _____ side of _____
(N, S, E or W)
and _____ feet from the intersection of _____

2. Zone or use district in which premises are situated _____ Is property a flood zone? Y _____ N _____

3. Tax Map Description: Section 25 Block 5 Lot 20

4. State existing use and occupancy of premises and intended use and occupancy of proposed construction.

a. Existing use and occupancy _____ b. Intended use and occupancy _____

5. Nature of work (check if applicable) ☐ New Bldg. ☐ Addition ☐ Alteration ☐ Repair ☐ Removal ☐ Demolition ☒ Other Existing

6. Is this a corner lot? No

7. Dimensions of entire new construction. Front _____ Rear _____ Depth _____ Height _____ No. of stories 4.5 12x20 deck replace

8. If dwelling, number of dwelling units: _____ Number of dwelling units on each floor _____

Number of bedrooms _____ Baths _____ Toilets _____ Heating Plant: Gas _____ Oil _____
Electric/Hot Air _____ Hot Water _____ If Garage, number of cars _____

9. If business, commercial or mixed occupancy, specify nature and extent of each type of use _____

10. Estimated cost _____ Fee \$50.00

Re: RD-33-25833, Redder to Trapp/Marine Midland
Mortgage Corporation



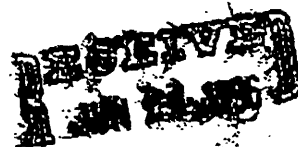
TOWN OF NEW WINDSOR

555 UNION AVENUE
NEW WINDSOR, NEW YORK 12553

JUN 7, 1996

1763

GARDENBURGH ABSTRACT COMPANY
U. BOX 538, 12 SCOTCHTOWN AVENUE
GOSHEN, N.Y. 10924



PROPERTY ASSESSED TO: EDWARD AND LYNN REDDER
115 GLENDALE DRIVE
NEW WINDSOR, NY 12553
SECTION 25, BLOCK 5, LOT 20

DEAR SIR:

PLEASE FIND ENCLOSED A COPY OF THE CERTIFICATE OF OCCUPANCY #18
ISSUED MARCH 12, 1975 FOR THE ABOVE REFERENCED STRUCTURE.

GLENDALE DRIVE IS OWNED AND MAINTAINED BY THE TOWN OF NEW WINDSOR.

THIS LETTER HAS BEEN PREPARED AFTER INSPECTION OF THE RECORDS
AVAILABLE IN THE TOWN HALL. THE RECORDS INDICATE THAT THERE ARE
NO VIOLATIONS AT THE SUBJECT PREMISES. NO PERSONAL INSPECTION
WAS MADE BY THE UNDERSIGNED FOR THE PURPOSE OF PREPARING THIS
LETTER. THE TOWN OF NEW WINDSOR DOES NOT REPRESENT THAT THERE
ARE NO VIOLATIONS AT THE SUBJECT PREMISES, HOWEVER, THE TOWN WILL
REPRESENT THAT IT HAS NO KNOWLEDGE OF ANY VIOLATIONS AT THE
SUBJECT PREMISES.

THE INSPECTION OF THE RECORDS WAS PERFORMED AT THE REQUEST OF AN
INTERESTED PARTY. THE TOWN WILL NOT BE LIABLE FOR ANY LOSS OR
DAMAGE THAT MAY BE SUFFERED BY THE INTERESTED PARTY OR ANY OTHER
PARTY WHO MAY RELY ON THE CONTENTS OF THIS LETTER.

TITLE #9 NYCRR REQUIRES THAT A SMOKE DETECTOR BE INSTALLED PRIOR
TO THE SALE OF THESE PREMISES. PLEASE SUBMIT TO THE FIRE
INSPECTOR AT THE ABOVE ADDRESS THE ENCLOSED AFFIDAVIT OF
COMPLIANCE INDICATING THAT A SMOKE DETECTOR HAS BEEN INSTALLED
AND IS IN OPERATION.

VERY TRULY YOURS,

Michael Babcock
MICHAEL BABCOCK
BUILDING INSPECTOR

NB:ldm



1763

TOWN OF NEW WINDSOR

555 UNION AVENUE
NEW WINDSOR, NEW YORK 12553
Telephone: (914) 563-4635
Fax: (914) 563-4691

Office of the Building Inspector

January 19, 1998

PROPERTY ASSESSED TO: Glenn & Diane Trapp
115 Glendale Drive
New Windsor, New York 12553
Section/Block/Lot: 25-5-20

Please be advised certificate of occupancy # 18 issued March 12, 1975 for the above referenced structure.

Glendale Drive is owned and maintained by the Town of New Windsor.

This letter has been prepared after inspection of the records available in the Town Hall. The records indicate that there are no violations at the subject premises. No personal inspection was made by the undersigned for the purpose of preparing this letter. The Town of New Windsor does not represent that there are no other violations at the subject premises, however, the Town will represent that it has no knowledge of any other violations at the subject premises.

The inspection of the records was performed at the request of an interested party. The Town will not be liable for any loss or damage that may be suffered by the interested party or any other party who may rely on the contents of this letter.

Title #9 NYCRR requires that a smoke detector be installed prior to the sale of these premises. Please submit to the Fire Inspector at the above address the enclosed affidavit of compliance indicating that a smoke detector has been installed and is in operational.

Very truly yours,

Michael Babcock
Michael Babcock
Building Inspector